

# **MINUTES OF THE REGULAR MEETING OF THE KINGSPORT HISTORIC ZONING COMMISSION**

January 13, 2014

1:30 p.m.

## **Members Present**

Jim Henderson, Chairman  
Liza Harmon, Vice-Chairman  
Perry Crocker, Secretary  
David Oaks  
Jewell McKinney

## **Members Absent**

Ted Como  
Hoyt Denton

## **Staff Present**

Corey Shepherd, Planner

## **Visitors Present**

Skip Norrell  
Lesa Gardner

Jim Henderson, Chairman of the Historic Zoning Commission (HZC), opened the regular meeting at 1:30 p.m. Chairman Henderson welcomed the visitors and called for approval of the minutes from the November 11, 2013 regular meeting. On a motion by Vice-Chairman Harmon, seconded by Commissioner Crocker the regular meeting minutes were unanimously approved as amended.

Under "New Business," the Commission addressed the request to consider granting a Certificate of Appropriateness for 1126 Watauga Street located in the Watauga Street Historic District. The request was submitted by Ms. Lesa Gardner. The request is to receive a Certificate of Appropriateness to approve the replacement of the current roof with an architectural shingle roof and replace the guttering on the home. The color of the roof is contingent upon the choice of color for repainting of the home itself. Ms. Gardner has included several choices for the Commission to consider for repainting the home. Next, Ms. Gardner hopes to "screen" the side terrace. Next, the applicant wishes to replace the windows in the home and has provided several choices for the Commission to consider in terms of style. The applicant wishes to put a copper roof on the bay window (see photo). Next, Ms. Gardner wishes to repair the front retaining wall and replace lamp post with a post consistent with time period of home. Next, the applicant wishes to paint the garage (partially visible from street) colors consistent with the home. Lastly, Ms. Gardner hopes to repair the security door and remove some of the existing overgrown landscaping. First, Chairman Henderson commended the applicant on the thorough nature of her application and undertaking such a large project. There was much discussion among the Commission regarding the colors and paint schemes for the home and the shingles. Ultimately, it was decided that the Commission would approve any combination of the color of shingles with the home as presented by Ms. Gardner. The Commission decided to approve the entire application with the stipulation that the colonial windows be installed and the original architecture of the terrace be maintained. Under a motion from Commissioner Crocker and seconded by Commissioner McKinney, the Commission unanimously voted to approve the COA request under the aforementioned conditions.

Next, the Commission was requested by the Tennessee Historical Commission to hold a public hearing and vote to consider the eligibility of 1434 Watauga Street for the National Register Historic Places. Planner Shepherd shared a brief summary of the history of the home and also a brief summary of the

Dobyns family. Vice-Chairman Harmon shared a brief history of the Finucane family as well. Being no further discussion, the Commission, under a motion from Commissioner McKinney and seconded by Commissioner Crocker, voted unanimously to approve the request. Planner Shepherd sent word to the Tennessee Historical Commission that the request was approved unanimously.

During the “Other Business” portion of the meeting the Commission reviewed an in-house approvals at 1201 Wateree Street in the White City Historic District. The in-house approval was for the replace of a dilapidated porch. Next, the Commission reviewed plans to expand the First Baptist Church located in the Church Circle Historic District. The Commission noted some of the architectural features such as columns, windows, etc. and also asked Planner Shepherd to inquire to the architects about the use of the large “chamber” portion of the building. Lastly, the Commission was asked to review the plans to expand the Greenbelt’s westernmost boundary. The expansion project will take place in the Boatyard and Rotherwood Historic Districts. Therefore, appropriate notification was passed along to the KHZC for their consumption. Planner Shepherd cited other agencies’ opinion that the project would have no adverse effect on the historic sites. The Commission agreed. There being no “Other Business” the Commission moved to the public comment portion of the meeting.

During the public comment portion Mr. Skip Norrell stated that he would like the stance that the HZC took on grandfathered homes (in terms of color) in the Park Hill Historic District specifically noted in the minutes. Planner Shepherd noted that when homes are repainted in the Park Hill Historic District the base color must be Glidden “Desert Floor” Semi-Gloss while the trim color shall be Glidden “Stewart House Brown” High Gloss. Chairman Henderson noted that Park Hill Historic residents would have to help enforce this as it is very difficult to know if someone uses a color that is out of compliance with HZC guidelines.

There being no further business, the meeting adjourned at 3:00 p.m.

Respectfully Submitted,

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Perry Crocker, Secretary